



Property Record - 16-23-27-8135-01-932

Orange County Property Appraiser •
http://www.ocpafl.org

Property Summary as of 03/08/2019

Property Name

15248 Evergreen Oak Loop

Names

Zhang Hua
Luo Sheng
Wu Xuan

Municipality

ORG - Un-Incorporated

Property Use

0103 - Single Fam Class III

Mailing Address

15248 Evergreen Oak Loop
Winter Garden, FL 34787-6428

Physical Address

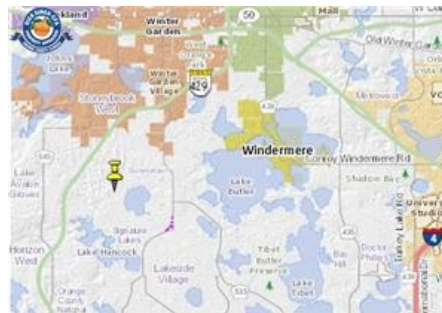
15248 Evergreen Oak Loop
Winter Garden, FL 34787



QR Code For Mobile Phone



15248 EVERGREEN OAK LOOP, WINTER GARDEN, FL 34787 10/12/2016 1:50 PM



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2018	\$55,000	+	\$271,426	+	\$0 = \$326,426 (10%)
2017	\$55,000	+	\$241,100	+	\$0 = \$296,100 (323%)
2016	\$70,000	+	\$0	+	\$0 = \$70,000 (17%)
2015	\$60,000	+	\$0	+	\$0 = \$60,000

2018 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$326,426	\$0	\$326,426	4.0510 (-4.05%)	\$1,322.35	25 %
Public Schools: By Local Board	\$326,426	\$0	\$326,426	3.2480 (0.00%)	\$1,060.23	20 %
Orange County (General)	\$326,426	\$0	\$326,426	4.4347 (0.00%)	\$1,447.60	27 %
Unincorporated County Fire	\$326,426	\$0	\$326,426	2.2437 (0.00%)	\$732.40	14 %
Unincorporated Taxing District	\$326,426	\$0	\$326,426	1.8043 (0.00%)	\$588.97	11 %
Library - Operating Budget	\$326,426	\$0	\$326,426	0.3748 (0.00%)	\$122.34	2 %
South Florida Water Management District	\$326,426	\$0	\$326,426	0.1209 (-5.18%)	\$39.46	1 %

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Report URL:

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South Florida Wmd Okeechobee Basin	\$326,426	\$0	\$326,426	0.1310 (-5.35%)	\$42.76	1 %
South Florida Wmd Everglades Const	\$326,426	\$0	\$326,426	0.0417 (-5.44%)	\$13.61	0 %
				16.4501	\$5,369.72	

2018 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
COUNTY SPECIAL ASSESSMENT	STREET LIGHTS - STREET LIGHTS - (407)836-5770	1.00	\$111.39	\$111.39
COUNTY SPECIAL ASSESSMENT	WASTE PRO - GARBAGE - (407)836-6601	1.00	\$230.00	\$230.00
COUNTY SPECIAL ASSESSMENT	STREET LIGHTS - STREET LIGHTS - (407)836-5770	1.00	\$30.00	\$30.00
COUNTY SPECIAL ASSESSMENT	STORMWATER MGMT - RETENTION PONDS - (407)836-7990	1.00	\$78.00	\$78.00
				\$449.39

Property Features**Property Description**

SIGNATURE LAKES PHASE 3B-4, 3B-5 AND 3B-7 83/27 LOT 1932

Total Land Area

6,299 sqft (+/-) | 0.14 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	P-D	1 LOT(S)	working...	working...	working...	working...

Buildings

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0103 - Single Fam Class III	BAS - Base Area	1610	working...
Building Value	\$278,946	FCP - Fin Carprt	228	working...
Estimated New Cost	\$282,907	FDG - F/Det Garg	484	working...
Actual Year Built	2016	FOP - F/Opn Prch	310	working...
Beds	4	FUS - F/Up Story	1544	working...
Baths	2.5	OPN - Open Area	66	working...
Floors	2			
Gross Area	4242 sqft			
Living Area	3154 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales**Sales History**

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
03/05/2018	\$100	20180132661/		Quitclaim Deed	Luo Sheng Zhang Hua	Zhang Hua Luo Sheng	Improved

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02/15/2017 \$348,000	20170099520 /	Special Warranty	Lennar Homes LLC	Wu Xuan Luo Sheng Zhang Hua	Improved
09/26/2014 \$85,800	20140514708 10817 / 3876	Special Warranty Multiple	Slv Independence Phase III L L C Lennar Homes LLC	Vacant	

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
15148 Driftwood Bend St	12/31/2018	\$325,000	\$126	Warranty Deed	4/4	20190010166	/
15162 Evergreen Oak Loop	12/02/2018	\$348,000	\$135	Warranty Deed	4/4	20190005652	/
15278 Evergreen Oak Loop	11/16/2018	\$368,500	\$131	Warranty Deed	4/4	20180686293	/
15145 Evergreen Oak Loop	11/15/2018	\$415,000	\$112	Special Warranty	4/3	20180685206	/
15171 Bridgewater Crossings Blvd	09/21/2018	\$298,000	\$151	Warranty Deed	3/2	20180576304	/
15247 Evergreen Oak Loop	09/19/2018	\$315,000	\$128	Warranty Deed	3/2	20180569264	/
15151 Evergreen Oak Loop	09/12/2018	\$325,000	\$114	Warranty Deed	4/4	20180607686	/
15271 Evergreen Oak Loop	08/04/2018	\$300,000	\$122	Warranty Deed	5/4	20180472975	/
6106 Cypress Hill Rd	07/16/2018	\$320,000	\$144	Warranty Deed	4/2	20180481218	/
15144 Evergreen Oak Loop	07/12/2018	\$380,000	\$109	Warranty Deed	5/4	20180452206	/

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
There are no TPP Accounts associated with this parcel.				

Schools

Windermere (High School)

Grades 2018: B | 2017:

Keenes Crossing (Elementary)

Principal Mrs. Sherry D Donaldson
Office Phone 407-654-1351
Grades 2018: A | 2017: A | 2016: B

Bridgewater (Middle School)

Principal Andrew Jackson
Office Phone 407-905-3710
Grades 2018: A | 2017: A | 2016: A

Utilities/Services

Electric Duke Energy
Water Orange County
Recycling (Friday) Orange County
Trash (Friday) Orange County
Yard Waste (Monday) Orange County

Elected Officials

State Senate Victor M. Torres, Jr.
 US Representative Val Demings
 School Board Representative Pam Gould
 State Representative Eric Eisnagle

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County Commissioner
Orange County Property
Appraiser

Betsy VanderLey
Rick Singh